



# City of Morro Bay

## Information Handout

Contact Code Enforcement (805) 772-2223

### Code Enforcement

The City of Morro Bay Community Enhancement Staff (Code Enforcement Officers) are part of the Community Development Department. The Code Enforcement Officers investigate community complaints on issues such as Recreational Vehicle parking, fencing, inoperable vehicles, and non-permitted improvements in the right of way. These items are regulated by the City of Morro Bay Municipal Code and violations can lead to fines and in extreme circumstances, liens on homes. These items also affect the appearance and safety of our community. The City is enhancing its code enforcement to be proactive and is beginning an educational campaign where the code enforcement officers will visit and provide information on issues. To this end, the Community Enhancement Staff regards Recreational Vehicle storage as one of the 10 most common community violations.

### Recreational Vehicle and Boat Storage

The purpose of the Recreational Vehicle (RV) code is to clearly define what is considered an RV and to identify locations and standards for storage of RVs and Boats in residential zones and to protect the integrity, value and character of residential neighborhoods along with public health and safety.

#### **17.12.495 - Recreational vehicles, motor home or travel trailer.**

"Recreational vehicle," "motor home" or "travel trailer" means a vehicle which is designed or used for human habitation for recreational purposes and which may be moved upon a public highway without a special permit or chauffeurs license or both, without violating any provision of the Vehicle Code.

#### **17.48.060 - Motorhomes or recreational vehicles.**

Motorhomes, recreational vehicles or other vehicles shall not be used for human habitation or occupied for living or sleeping quarters except when installed within a licensed trailer court, recreational vehicle park or mobile home park. Recreational vehicles, motor homes or boats maintained upon any lot, piece or parcel of land, other than a trailer court, trailer park or mobilehome park, shall comply with the following conditions:

- A. Outside Maintenance.** Such vehicle or boat shall not be maintained in any required front yard or side street yard.
- B. Used as a Residence.** Such vehicle or boat shall not be used for sleeping quarters nor shall any sanitary or cooking facilities contained therein be used.
- C. Connected to Utilities.** Such vehicle or boat shall not be connected to utilities, including but not limited to electricity, gas, water or sewerage.



Learn more at [morrobayca.gov/codeenforcement](http://morrobayca.gov/codeenforcement)

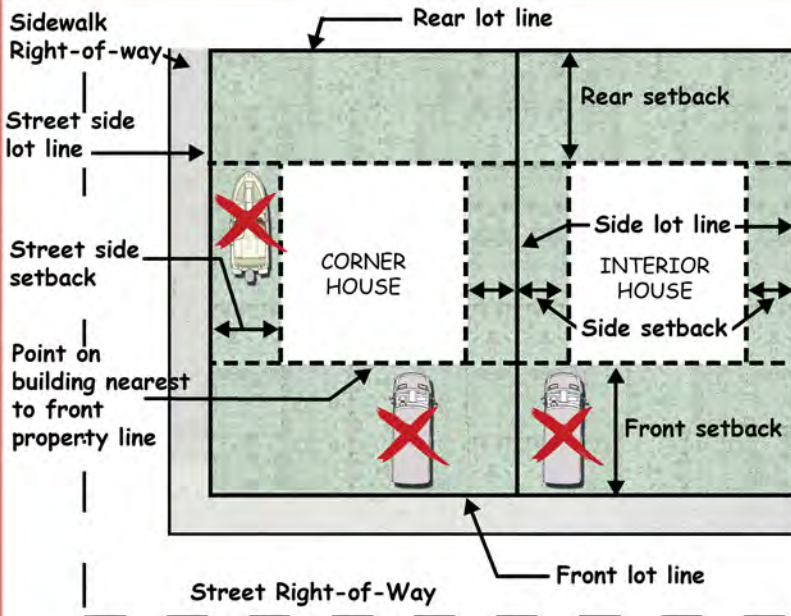


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### Recreational Vehicle and Boat Storage



#### Definitions

**"Lot line"** means a line separating the frontage from a street; the side from a street or adjoining property; the rear from an alley or street or adjoining property.

**"Setback line"** means a line established by this title to govern the placement of buildings or structures with respect to lot lines, streets or alleys.

**"Side and front of corner lot"** means the narrowest frontage of a corner lot facing the street is the front and the longest frontage facing the intersection street is the side, irrespective of the direction in which the dwelling faces.

**"Front yard"** means a yard extending across the front of the lot between the side lot lines and measured from the front line of the lot to the required minimum front setback.

**"Side yard"** means a yard between the side line of the lot and the required minimum setback and extending from the front yard of the lot to the rear yard.

### Questions and Answers

**Question:** What is a Recreational Vehicle (RV)?

**Answer:** It is a vehicle which is designed or used for human habitation for recreational purposes and which may be moved upon a public highway without a special permit or chauffeurs license or both, without violating any provision of the Vehicle Code.

**Question:** What is a "side street yard"?

**Answer:** The yard adjacent to any side street.

**Question:** If I cover my boat or Recreational Vehicle (RV) can I store it in my front or side yard?

**Answer:** No, covering the Recreational Vehicle (RV) or Boat does not make the storage legal.

**Question:** Can a Recreational Vehicle (RV) or Boat be parked in the driveway that is in the front yard or a side street yard?

**Answer:** A Recreational Vehicle (RV) or boat cannot be parked in a driveway in the front yard or on the side of the house adjacent to a side street.

**Question:** If I put a fence around my Recreational Vehicle (RV) or Boat in my front or side street setback does that comply with the Municipal Code?

**Answer:** Screening a Recreational Vehicle or Boat in these yards is not allowed storage.